

HAMPTON PLANNING BOARD

Minutes

February 4, 2009 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Robert Viviano, Vice-Chair
Mark Loopley, Clerk
Fran McMahon
Tom Higgins
Keith Lessard
Richard Bateman, Selectman Member
Robert Bilodeau, Alternate
James Steffen, Town Planner
Candice Sicard, Administrative Assistant

ABSENT:

I. CALL TO ORDER

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

II. ATTENDING TO BE HEARD

- Road Acceptance, Dalton Lane – It was noted that this item will appear at a later meeting date.
- Change of Use- 109 Ocean Blvd this will be heard along with the site plan review application since they directly relate to each other.
- Amended site plan- 321 Lafayette Road, Tropic Star Development LLC- This application will be heard at the February 18, 2009 meeting and will be re-noticed.

III. NEW PUBLIC HEARINGS

09-003 8 & 10 Haverhill Street

Map: 293 Lot: 144

Applicants: Joseph & Marcia Siracusa

Site Plan Review: To renovate existing building number eight from a two unit to a one unit building. Building number ten, existing three unit building, to remain as a three unit building with number ten second floor only to be increased by sixty nine square feet.

Waiver Request: Detailed Plan V.E.

Owner of Record: Siracusa Nominee Trust

APPLICANT

Mr. Higgins recused himself and Mr. Bilodeau sat in for Mr. Higgins. The applicant Joseph Siracusa appeared with attorney Steve Ells, surveyor Ernest Cote and architect Paul Demars. Attorney Ells noted there are two units in building number eight and three units in building number ten. There are four parking spaces currently being leased from the State of New Hampshire which are offsite, across the street from the properties. Attorney Ells explained that they are proposing to first convert the two unit building (number eight) into a single unit. There are five bedrooms existing, after the conversion there will be only four bedrooms. The other unit (number ten) has a proposed porch on the water side and a change in the roof line for

HAMPTON PLANNING BOARD

Minutes

February 4, 2009 – 7:00 p.m.

aesthetics; the change in the roof line will only represent an increase in sixty nine square feet in the upstairs. After the alterations are complete there will still be seven bedrooms, as there are currently, and the proposal does add two parking spaces onsite. It was noted that none of the proposed alterations will impose on the seven foot setback. Attorney Ells presented the State Shoreland Permit that was obtained which allows for the alterations with the condition that the applicant removes the pavement and add ecopavers. Mr. McMahon asked for clarification on the location of the parking spaces and this was shown on the plan.

PUBLIC

No Comment.

BOARD

Mr. Steffen discussed his memo to the Board and stated that he believed the plan should be sent out for a limited department review. Mr. Steffen explained that the parking requirement is two spaces per unit but there was a variance granted. It was noted that required parking is based on a per unit figure, not by bedroom. There was discussion about the waiver request. Mr. Lessard noted that he may not be in favor of the waiver on the detailed plan, due to concerns of drainage. There was discussion about the amount of sealed surface onsite. Attorney Ells explained that the site would be going from pavement to pavers. It was noted and that this will be an improvement to onsite drainage. Mr. Siracusa said that the two buildings have been there as rental units for more than a decade and they thought that they were doing a good thing by increasing on-site parking. It was also noted that they are not removing any green space. The Board discussed the possible need for a drainage study since this would create a permanent record of the material on-site.

MOVED by Mr. Lessard to accept jurisdiction of the referenced application, to send out for departmental review (to include review from the police department, fire department and the Hampton Beach Area Commission only) and continue to the referenced application to the March 4, 2009 meeting.

SECOND by Mr. Loopley

VOTE: 7-0-0

MOTION PASSED

09-005 109-111 Ocean Blvd

Map: 290 Lot: 56

Applicant: Puritan LLC

Site Plan Review: A small addition on the front of the building to allow for new retail space on the ground floor and decks for the Inn on the 2nd and 3rd floors.

Waiver Request: Section V.E – Detailed Plan

APPLICANT

Mr. Higgins rejoined the Board and Mr. Bilodeau rejoined the audience. Fred Belanger and Mr. Coronati introduced the site known as the Puritan Inn and its current layout. The proposal is for a small addition in the front of the building to the setback line. The addition will extend the front of the building approximately seven feet; there will be no change to the roof line. The front of the ground cover is stone, pavement and brick. With the addition the proposal is to change this area to ecopavers, which creates a reduction in impervious surface. Mr. Coronati

HAMPTON PLANNING BOARD

Minutes

February 4, 2009 – 7:00 p.m.

noted that at this time there are no changes to the rear of the site, but there will be internal renovations completed. There is a waiver request from the detailed plan, and the purpose of the change of use is to add the retail component.

Mr. Higgins asked how an addition on the front of the building creates more pervious surface. Mr. Coronati explained brick, pavement and crushed stone areas that currently exist on the property, with the addition they can eliminate the brick and pavement and the percentage of reduction of impervious surface is about two percent.

Mr. Higgins said it's unclear whether there is a rise and he was concerned about how someone who is handicap would get to the building since there are no elevations shown. It was noted that the garage doors were at grade and the retail space will be going down slightly from the porch. The only thing that requires ADA Compliancy is the change of use. Mr. Coronati noted that the building inspector will further determine the accessibility requirements. Mr. Higgins asked if the first floor was losing rooms and this was confirmed. Mr. Bateman asked about ADA requirements and questioned. If there was requirements to also provide bathroom facilities for employees of the businesses; it was clarified that the building inspector would also look at this.

There was discussion about the steel overhead doors and if it was possible to make the site more attractive. Mr. Belanger noted that the choice of the steel overhead doors was because they seem to be the most secure. There was discussion about using a more attractive door and at night use the rollup doors.

PUBLIC

Shakti Mehta, another property owner noted that the doors are hidden and have a similar look to vinyl siding.

Mr. Higgins noted that the Hampton Beach Area Commission would have the most input on this. Energy code was also discussed.

BOARD

Mr. Higgins asked if the change of use would go together if the site plan review application was continued and it was confirmed that it would. Mr. Lessard asked if the building was sprinkled and it was confirmed that it would be. Water service is off right hand corner of the building. Mr. Loopley asked about proposed signage and it was explained that they will be over each retail spaces door. The board was not opposed on the waiver.

MOVED by Mr. Higgins accept jurisdiction and to send the application for review including the Hampton Beach Area Commission, police, fire and the Aquarion. The application shall be continued to the March 18, 2009 meeting.

SECOND by Mr. Bateman

VOTE: 7-0-0

MOTION PASSED

HAMPTON PLANNING BOARD

Minutes

February 4, 2009 – 7:00 p.m.

09-007 4 Chase Street
Map: 274 Lot: 57
Applicant: STM Trust c/o James Monagle
Special Permit to Impact Wetlands: Removal of existing structure and reconstruction of the dwelling. Increase height of structure to accommodate two additional levels.

BOARD

Chairman Emerick noted that the applicant requested a continuance to the February 18, 2009 meeting.

MOVED by Mr. Lessard to continue the referenced application to the February 18, 2009 meeting.

SECOND by Mr. Bateman

VOTE: 7-0-0 **MOTION PASSED**

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of January 21, 2009.

MOVED by Mr. Lessard to approve the minutes of January 21, 2009

SECOND by Mr. Bateman

VOTE: 7-0-0 **MOTION PASSED**

VI. CORRESPONDENCE

VII. OTHER BUSINESS

Mr. Steffen reminded the Board that the Stormwater Seminar for Hampton Town Boards and Staff will be held on Thursday, February 12, 2009 from 3:00 to 4:45 PM in the Selectmen's Meeting Room.

VIII. ADJOURNMENT

MOVED by Mr. Bateman to adjourn.

SECOND by Mr. McMahon at

VOTE: 6-0-0 **MOTION PASSED**

Meeting adjourned at 7:54pm

Respectfully Submitted,
Candice Sicard
Administrative Assistant